



LAS VEGAS CITY COUNCIL

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050861

November 2, 2004

Mr. John George
Unified Credit Trust
3952 South Atchison Way, Suite D
Aurora, Colorado 80014-5185

RE: SDR-4095 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2004
Related to GPA-4091, ZON-4093, and VAR-4094

Dear Mr. George:

The City Council at a regular meeting held August 18, 2004 APPROVED the request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2004. This approval is subject to:

Planning and Development

1. All exterior walls and perimeter landscaping shall conform to the Iron Mountain Ranch Standards. Interior lighting of streets shall be by lamppost and exterior streetlights shall conform with the Iron Mountain Ranch streetlight standard.
2. Horses are not allowed within the development.
3. A General Plan Amendment (GPA-4091) to R, Rezoning (ZON-4093) to R-PD3, Variance (VAR-4094) approved by the City Council.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

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18112-001-604

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6. All development shall be in conformance with the site plan and building elevations, date stamped July 17, 2004, except as amended by conditions herein for a maximum of 62 lots.
 7. Maximum building height shall not exceed two stories or 35 feet whichever is less.
 8. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.
 9. The landscaping plan shall be amended to show conformance to Code Standards.
 10. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
 11. Air conditioning units shall not be mounted on rooftops.
 12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
 13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 14. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
15. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
 16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles are proposed within this subdivision.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Terri Pastorelli
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401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145

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